



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

March 12, 2019

Sinclair Gas
ATTN: Avinash Singh
1001 E. Yosemite Ave.
Manteca, CA 95336

SUBJECT: PERMANENT STORAGE CONTAINER PERMIT 19-032

Dear Mr. Singh,

The City of Manteca Planning Division has reviewed your application for a Permanent Storage Unit Permit on the property at 1001 E. Yosemite Avenue in Manteca. Your application has been approved with the following conditions:

Planning Division

1. Existing storage container must be brought up to development standards by June 1, 2020. See Manteca Municipal Code Section listed below:

17.40.040 Development Standards

D. Development Standards for Storage, Cargo, or Shipping Containers. Storage, cargo, or shipping containers are prohibited in all zoning districts unless they conform to the following requirements:

4. Notwithstanding Chapter 17.12 (Nonconforming Uses and Structures), within a residential zone, existing uses of any container not conforming to the provisions of this Section shall be removed or brought into conformance with this Section within ninety days after the effective date of this Section. Within all other zoning districts, existing uses of any container not conforming to the provisions of this Section shall be removed or brought into conformance with this Section upon change of ownership of the parcel or within two years after the effective date of this Section, whichever comes first. (Ord. O2018-11 § 1; Ord. 1501 § 1, 2011)

Building Safety Division

2. A building permit must be obtained to install cargo containers on a site. An electrical and/or a mechanical/ plumbing permit are required when a cargo container is supplied with electric power, gas, water, or sewer utilities.
3. Cargo containers shall comply with the accessibility provisions of current and governing CBC, Chapter 11B.

4. Developer shall provide at least one accessible route within the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. CBC Section IIB-206.2.1.
5. Developer shall provide accessible parking spaces complying with Section IIB-502 and in accordance with Table IIB-208.2 and van accessible stalls complying with CBC 11B-208.2.4. CBC Sections IIB-208.2 and IIB-208.2.4. Please show the number of accessible stalls and van accessible stalls on the site plan in compliance with CBC 11B-208.2.
6. Applicant shall provide a complete and accurate site plan with appropriate dimensions showing compliance with CBC 602 and 708 for separation distances, allowable openings, distance to property lines, etc. as the current plan lacks necessary information for review that may affect the proposed plan.
7. Structural calculations shall be provided for the proposed Cargo Container; a licensed California designer is required to prepare, stamp and wet-sign structural calculations and all sheets of plans that pertain to the engineered design.
8. A permanent foundation system is required to support permanent cargo containers. A foundation plan showing a foundation system and details supporting cargo containers shall be provided bearing the signature, date, and the approval stamp of a California registered civil or structural engineer, or a California licensed architect.

If you have questions or need supplemental information regarding this letter, please contact Toben Barnum at (209) 456-8517 or tbarnum@ci.manteca.ca.us

Sincerely,



Greg Showerman
Community Development Director



CITY OF MANTECA

Community Development Department

Project Referral/Routing

City Departments

- | | |
|--|--|
| <input checked="" type="checkbox"/> Engineering – Maribel Serrano | <input checked="" type="checkbox"/> Police Department- Scott Cunningham |
| <input checked="" type="checkbox"/> Building Department- Lumen Arceo | <input checked="" type="checkbox"/> Public Works – Koosun Kim |
| <input checked="" type="checkbox"/> Parks and Recreation- Michael Rosales | <input type="checkbox"/> City Attorney |
| <input checked="" type="checkbox"/> Fire Department- Lantz Rey | <input type="checkbox"/> Park and Recreation: Landscaping- Katie Reed |

Outside Agencies

- | | |
|--|--|
| <input type="checkbox"/> South San Joaquin Irrigation District (SSJID) | <input type="checkbox"/> City of Ripon |
| <input type="checkbox"/> San Joaquin County Multi-Species Habitat Conservation | <input type="checkbox"/> City of Lathrop |
| <input type="checkbox"/> San Joaquin Council of Governments (SJCOG) | <input type="checkbox"/> Union Pacific Railroad |
| <input type="checkbox"/> San Joaquin County Environmental Health | <input type="checkbox"/> ALUC-Airport Land Use Commission |
| <input type="checkbox"/> San Joaquin County Public Works | <input type="checkbox"/> CA Dept. of Fish and Game |
| <input type="checkbox"/> San Joaquin County Community Development Department | <input type="checkbox"/> CA Dept. of Conservation |
| <input type="checkbox"/> San Joaquin County LAFCo | <input type="checkbox"/> Dept. of Water Resources Control Board, Water Quality |
| <input type="checkbox"/> Caltrans District 10 | <input type="checkbox"/> Native American Heritage Commission |
| <input type="checkbox"/> San Joaquin Valley Air Pollution Control District | <input type="checkbox"/> U.S. Dept. of Fish and Wildlife Services |
| <input type="checkbox"/> San Joaquin Delta College, Office of the President | <input type="checkbox"/> U.S. Army Corp. of Engineers |
| <input type="checkbox"/> Manteca Unified School District | <input type="checkbox"/> Federal Emergency Management Agency (FEMA) |
| <input type="checkbox"/> Ripon Unified School District | <input type="checkbox"/> U.S. Post Office |
| <input type="checkbox"/> Lathrop-Manteca Fire District | <input type="checkbox"/> Comcast Cable |
| <input type="checkbox"/> Ripon Consolidated Fire District | <input type="checkbox"/> Frontier Communications |
| | <input type="checkbox"/> Pacific Gas and Electric |
| | <input type="checkbox"/> San Joaquin Bike Coalition |

Referral/Route Date: February 25, 2019

From: Toben Barnum, Development Services Technician (209) 456-8517, tbarnum@ci.manteca.ca.us

Project Description: Installation of permanent storage container, in northeast corner of property

Project Location: 1001 E. Yosemite Ave., Manteca, CA 95336 APN: 223-240-03

The Planning Division would appreciate your comments/conditions at the earliest possible date, but **no later than March 12, 2019**. Please submit your comments on a separate memo, or on the form provided on the back of this page. If possible, please email your comments to tbarnum@ci.manteca.ca.us in addition to submitting a hard copy. Contact **Toben Barnum** at **(209) 456-8517** if you have any questions.



STORAGE CONTAINER PERMIT APPLICATION

CITY OF MANTECA, COMMUNITY DEVELOPMENT DEPARTMENT,
1001 W. CENTER ST., MANTECA, CA 95337, (209)456-8500
planning@ci.manteca.ca.us

Type of Application	
<input type="checkbox"/> Temporary	<input type="checkbox"/> Permanent

Applicant Info	Property Owner Info
Name: <u>AVINASH SINGH</u>	Name: <u>AVINASH SINGH</u>
Business Name: <u>1001 E Yosemite</u>	Address: <u>253 TISSOT DR.</u>
Address: _____	City/State/Zip: <u>Patterson, CA 95367</u>
City/State/Zip: <u>Manteca, CA</u>	Home Telephone: <u>209 894-7608</u>
Home Telephone: <u>209 647-2168</u>	Mobile No.: <u>510 557-4508</u>
Mobile No.: _____	E-mail Address: <u>montereyflorinelive@yahoo.com</u>
E-mail Address: <u>N/A</u>	Fax No.: <u>montereyflorinelive@yahoo.com</u>
Fax No.: _____	

Submittal Required Info:

- Site plan indicating where storage container will be located with dimensions (7 copies for commercial).
- Illustration and photos of proposed storage container.
- Signature of property owner allowing storage container.

Chapter 17.40.040(D)-Development Standards for Storage Containers

This section describes standards for temporary and permanent storage containers. These containers require the issuance of a Temporary or Permanent Storage Container Permit from the Community Development Director. The following general rules/ standards apply to storage containers:

- Storage containers may not occupy any required landscaping, open space, parking spaces, loading/unloading areas, circulation aisle/lane, fire access lane, public utility easement or public right-of-way, including streets and sidewalks and parkstrips or impact access to the site or an adjacent site or otherwise create a nuisance or interfere with the peaceful use of neighboring properties
- No storage container may be placed on the public right-of-way at any time unless the required encroachment permit has been previously obtained and a copy of the permit attached to the unit. Any such container found on the public right-of-way without having the required encroachment permit may be subject to immediate removal at the owner's expense
- All storage containers shall be operated in a safe manner, and be structurally sound, stable and in good repair. The container shall not contain any holes, peeling paint, rust, damage or structural modifications.
- Containers must remain in compliance with all conditions of approval at all times.

same as below

Applicant Signature	Print Name	Date
<u>Avinash Singh</u>	<u>Avinash Singh</u>	<u>2/25/19</u>
Property Owner Signature	Print Name	Date
<u>Avinash Singh</u>	<u>Avinash Singh</u>	<u>2/25/19</u>

OFFICE USE ONLY	
Fee: \$85 / \$166	Approval Signature: <u>[Signature]</u> Date: <u>3/13/19</u>
Assessor's Parcel No. (APN): <u>223-240-03</u>	Application Number: <u>19-032</u>
If temporary, container shall be removed: _____	



PROJECT REFERRAL/ROUTING SHEET

DATE: 03/07/2019

To: City of Manteca Planning Division
1001 W. Center Street
Manteca, CA 95337

FROM: CPD-Engineering
(Department or Agency)

Contact Person: Manibela serrano Phone: (209) 456-8564

Project Title: SCP 19-032 Permanent Storage Container – Sinclair Gas Station

RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).



PROJECT REFERRAL/ROUTING SHEET

DATE: 2/26/19

To: City of Manteca Planning Division
1001 W. Center Street
Manteca, CA 95337

FROM: Bldg Safety
(Department or Agency)

Contact Person: Lumen Phone: X 8920

Project Title: SCP 19-032 Permanent Storage Container – Sinclair Gas Station

RESPONSE:

WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.

WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).

Memo

To: Toben Barnum, Development Services Technician
From: Lumen Arceo, Senior Plan Check Engineer
Date: February 26, 2019
Re: SCP 19-032 Permanent Storage Container (Sinclair Gas station)

1. A building permit must be obtained to install cargo containers on a site. An electrical and/or a mechanical/ plumbing permit are required when a cargo container is supplied with electric power, gas, water, or sewer utilities.
2. Cargo containers shall comply with the accessibility provisions of current and governing CBC, Chapter 11B.
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PROJECT REFERRAL/ROUTING SHEET

DATE: 03/12/2019

To: **City of Manteca Planning Division**
1001 W. Center Street
Manteca, CA 95337

FROM: Parks and Recreation Department
(Department or Agency)

Contact Person: Michael Rosales Phone: 456-8615

Project Title: SCP 19-032 Permanent Storage Container – Sinclair Gas Station

RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).



PROJECT REFERRAL/ROUTING SHEET

DATE: 3/5/19

To: City of Manteca Planning Division
1001 W. Center Street
Manteca, CA 95337

FROM: Fire
(Department or Agency)

Contact Person: L. Rey Phone: x 8347

Project Title: SCP 19-032 Permanent Storage Container – Sinclair Gas Station

RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).



PROJECT REFERRAL/ROUTING SHEET

RECEIVED

FEB 28 2019

COMMUNITY DEVELOPMENT
DEPARTMENT

DATE: 2-27-19

To: City of Manteca Planning Division
1001 W. Center Street
Manteca, CA 95337

FROM: P.D.
(Department or Agency)

Contact Person: S. Conroy Phone: 8281

Project Title: SCP 19-032 Permanent Storage Container – Sinclair Gas Station

RESPONSE:

WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.

WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).

Barnum, Toben

From: Kim, Koosun
Sent: Monday, February 25, 2019 3:38 PM
To: Barnum, Toben
Subject: RE: SCP 19-032 Sinclair Gas Storage Container

Thanks, no comment.

From: Barnum, Toben
Sent: Monday, February 25, 2019 3:02 PM
To: Kim, Koosun <kkim@ci.manteca.ca.us>
Subject: RE: SCP 19-032 Sinclair Gas Storage Container

Hi Koosun,

It's not to store gas. Just miscellaneous supplies. The gas is all stored in the usual underground tanks.

Toben Barnum

Office: 209.456.8517 | Fax: 209.923.8949
tbarnum@ci.manteca.ca.us

From: Kim, Koosun <kkim@ci.manteca.ca.us>
Sent: Monday, February 25, 2019 2:59 PM
To: Barnum, Toben <tbarnum@ci.manteca.ca.us>
Subject: FW: SCP 19-032 Sinclair Gas Storage Container

Hi Toben,

What kinds of gas are to be stored in the storage container?

Thank you,



Koosun Kim, PE, QSD
Deputy Director of Public Works - Engineering
City of Manteca | Public Works
1001 W. Center St. | Manteca, CA 95337
Office: 209.456-8419 | Fax: 209.923.8940
www.mantecagov.com







